



Small **East Boulder** Condos for Sale

Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Patrick Weeks
patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com

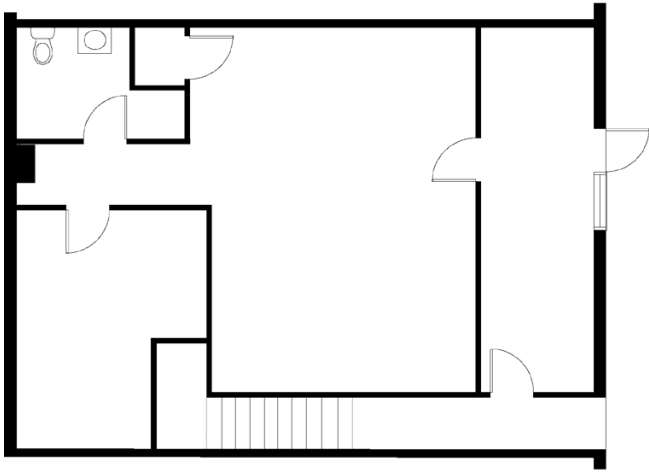
Property Info & Gallery

View Map

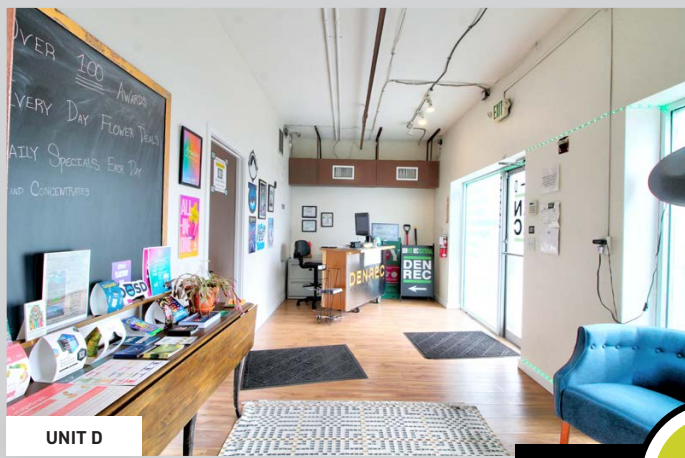
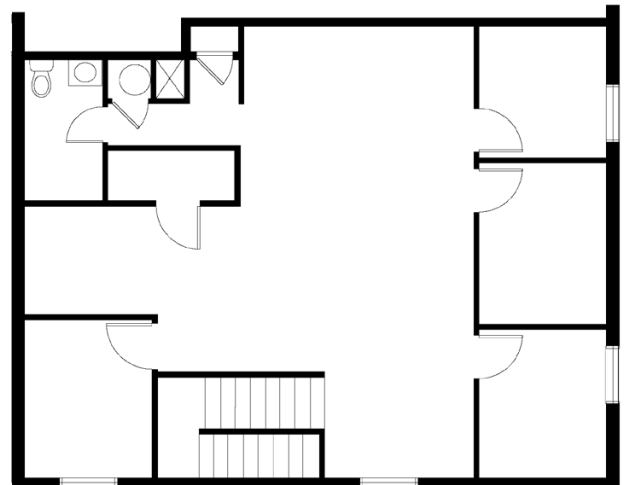
Unit	Size	Sale Price
D	1,082 sq. ft.	\$515,000 (\$476 / sq. ft.)
2	1,224 sq. ft.	\$415,000 (\$339 / sq. ft.)

- Unit D is a Nice Retail Condo Currently Operating as a Dispensary with Waiting/Reception Area, Retail Area, Office, & Restroom, Leased Through December 31, 2026 for a Cap Rate of 6.1%
- Unit 2 is a Second Floor Condo with East & South Facing Windows, 4 Private Offices, Open Bullpen, Kitchenette & Restroom, Available Now
- [BC-1 Zoning](#) for a Wide Range of Office, Retail, Personal Service, Wellness & Fitness Uses
- Close to 55th St & Arapahoe Ave with Monument Signage Available

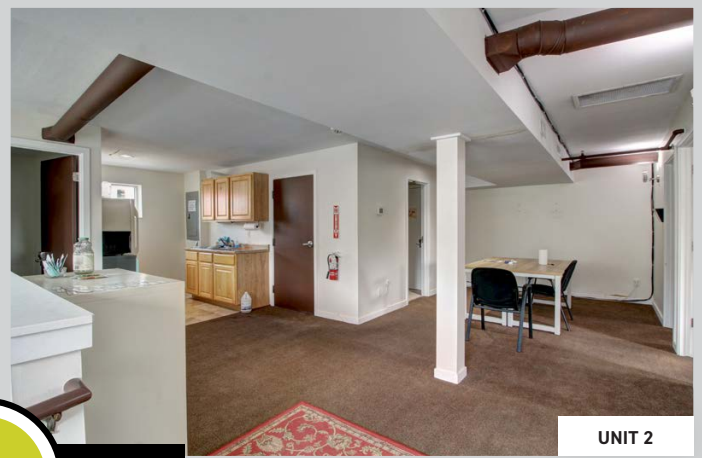
Unit D
1st Floor



Unit 2
2nd Floor



UNIT D

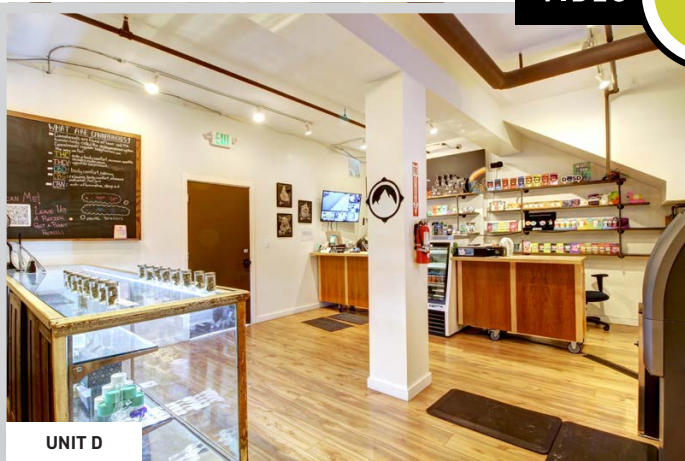


UNIT 2

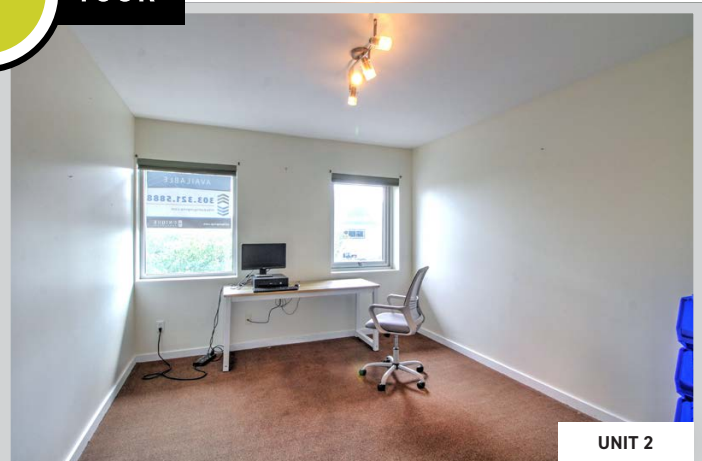
VIDEO



TOUR



UNIT D



UNIT 2